

FOR SALE | FOR LEASE

NEWBERRY VILLAGE

Gainesville, FL

EST Q3 2027 DELIVERY
SEEKING BEST-IN-CLASS RETAIL,
RESTAURANTS, HOTEL, MEDICAL



±150,000 SF NEW **Publix** ANCHORED MIXED USE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

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Property Overview

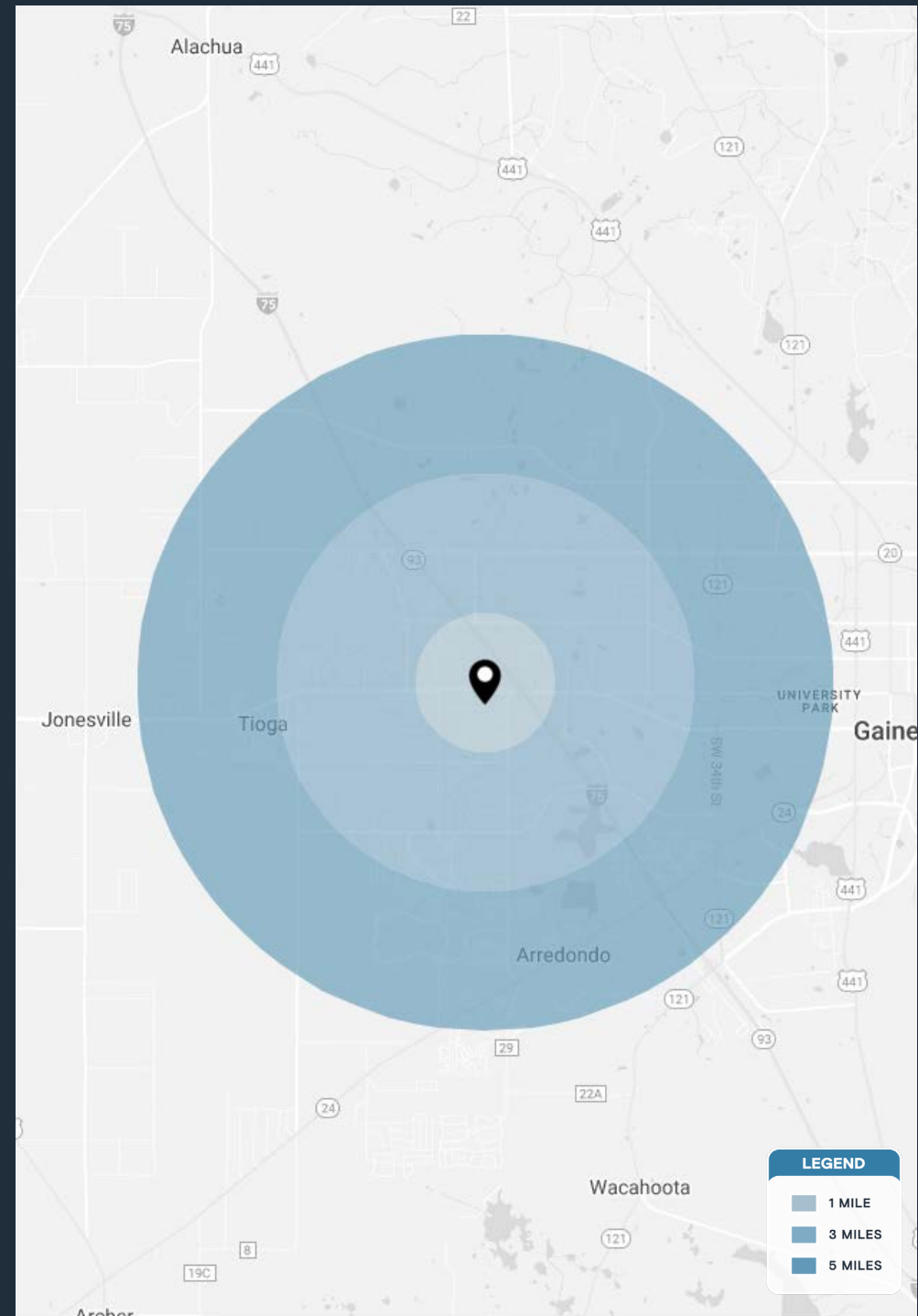
HIGHLIGHTS

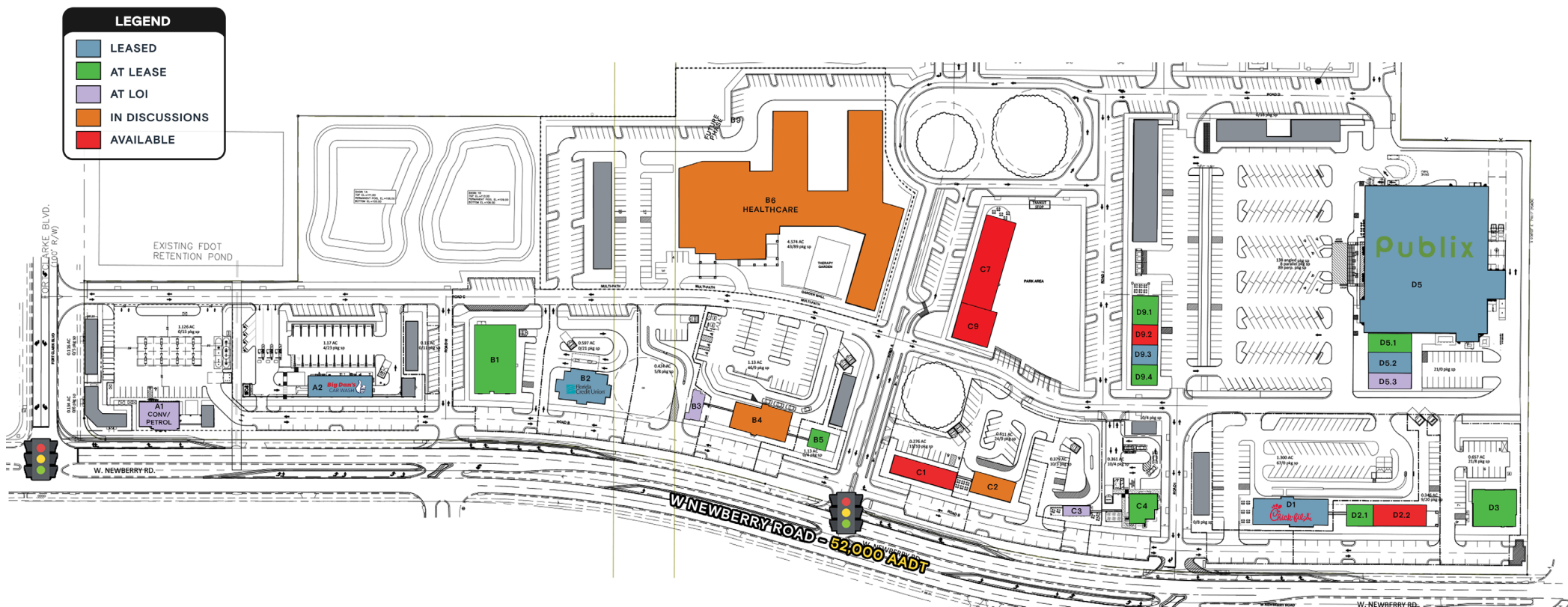
- ±84 acre mixed development
- ±150,000 SF retail, restaurants, hotel, medical planned for estimated Q3 2027 as part of a new prominent mixed-use development
- Join ±50,325 SF new **Publix**
- Approximately 650 new luxury apartments connected to the project
- Seeking hotel developers for 113 up to 200 rooms
- Outparcels including several with drive-thru's available
- Two traffic signals
- 0.4 miles west of I-75 exit with 52,000 AADT on W Newberry Road
- Surrounded by national retailers
- Less than 1 mile from HCA Healthcare Hospital with 523 beds
- 1.25 miles from Santa Fe College (14,915 students)
- 4.5 miles from University of Florida (55,000 students; 14,724 faculty & staff)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,213	62,293	150,955
HOUSEHOLDS	4,103	25,753	61,499
EMPLOYEES	4,168	22,356	62,370
AVERAGE HH INCOME	\$81,786	\$117,276	\$115,808

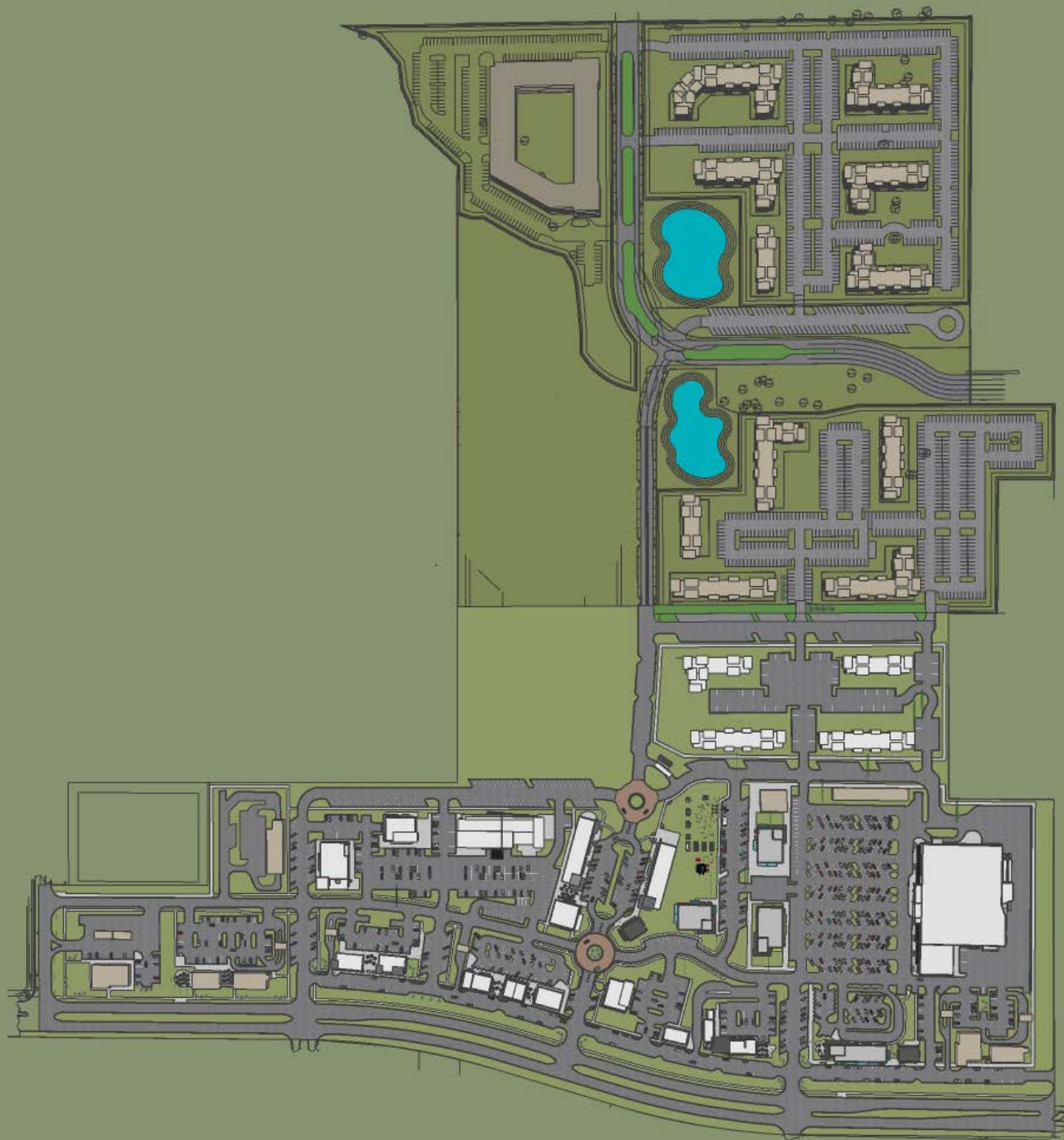
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	26,276	73,273	167,504
HOUSEHOLDS	11,013	30,541	67,254
EMPLOYEES	10,879	29,645	84,275
AVERAGE HH INCOME	\$81,752	\$103,813	\$108,506





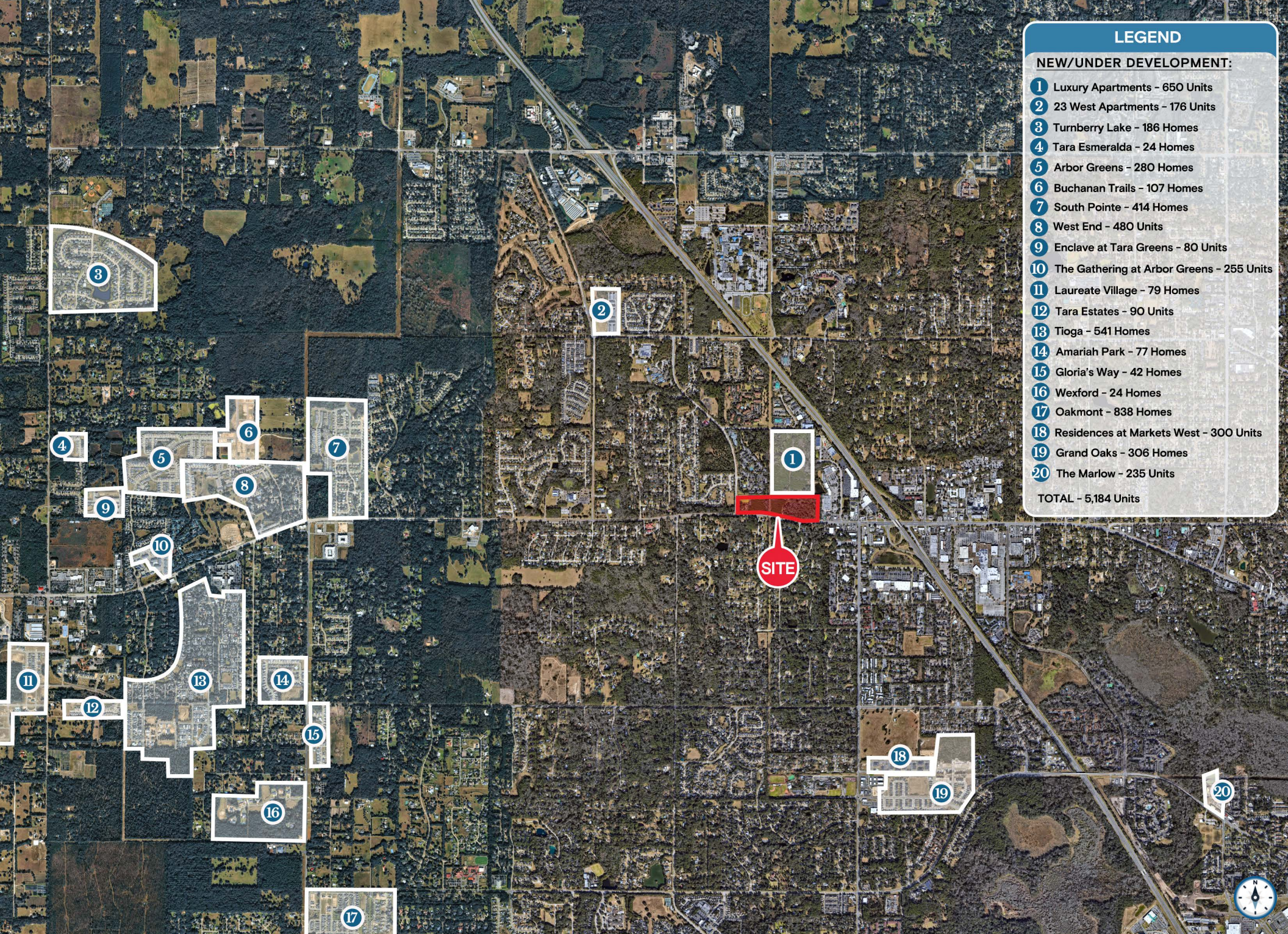
Tenant Roster

A1 Gas/C-Store	3,540 SF	B4 Restaurant	4,350 SF	C4 Bank	1,900 SF	D3 Dentist	4,200 SF	D9.2 Retail	1,400 SF
A2 Big Dan's Car Wash	4,000 SF	B5 Retail	900 SF	C7 Retail	±1,200-7,500 SF	D5 Publix	50,325 SF	D9.3 Hair Cuttery	1,400 SF
B1 Retail	7,360 SF	B6 Healthcare	56,000 SF	C9 Retail	3,500 SF	D5.1 Liquor Store	2,100 SF	D9.4 Restaurant	1,200 SF
B2 Florida Credit Union	4,126 SF	C1 Retail	3,400 SF	D1 Chick-fil-A	5,335 SF	D5.2 Encore Nails	2,400 SF		
B3 Restaurant	950 SF	C2 Restaurant	2,320 SF	D2.1 Retail	1,400 SF	D5.3 Retail	1,800 SF		
B3.1 Restaurant	2,500 SF	C3 Restaurant	750 SF	D2.2 Retail	3,150 SF	D9.1 Restaurant	2,000 SF		









LEGEND

NEW/UNDER DEVELOPMENT:

- 1 Luxury Apartments - 650 Units
- 2 23 West Apartments - 176 Units
- 3 Turnberry Lake - 186 Homes
- 4 Tara Esmeralda - 24 Homes
- 5 Arbor Greens - 280 Homes
- 6 Buchanan Trails - 107 Homes
- 7 South Pointe - 414 Homes
- 8 West End - 480 Units
- 9 Enclave at Tara Greens - 80 Units
- 10 The Gathering at Arbor Greens - 255 Units
- 11 Laureate Village - 79 Homes
- 12 Tara Estates - 90 Units
- 13 Tioga - 541 Homes
- 14 Amariah Park - 77 Homes
- 15 Gloria's Way - 42 Homes
- 16 Wexford - 24 Homes
- 17 Oakmont - 838 Homes
- 18 Residences at Markets West - 300 Units
- 19 Grand Oaks - 306 Homes
- 20 The Marlow - 235 Units

TOTAL - 5,184 Units



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